



## Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

**JUNE 3, 2019**

**9:30**

**Calendar No. 19-78:**

**1814 Brainard Avenue**

**Ward 14**

**Jasmine Santana**

**16 Notices**

B.R. Knez, owner, proposes to erect a 25' x 36' two story frame single family residence with a 20' by 20' detached garage in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of Section 357.09 (2) (C) which states that the required interior side yard is 8 feet and the appellant is proposing 5 feet (Filed April 25, 2019)

**9:30**

**Calendar No. 19-79:**

**1830 Brainard Avenue**

**Ward 14**

**Jasmine Santana**

**16 Notices**

B.R. Knez, owner, proposes to erect a 25' x 36' two story frame single family residence with a 20' by 20' detached garage in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of Section 357.09 (2) (C) which states that the required interior side yard is 8 feet and the appellant is proposing 5 feet (Filed April 25, 2019)

**9:30**

**Calendar No. 19-84:**

**12027 Wade Park Ave.**

**Ward 9**

**Kevin Conwell**

**13 Notices**

B.R. Knez, owner, proposes to erect a 16' x 44' two story frame single family residence with a 20' by 20' detached garage. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 (b) which states that the maximum gross floor area shall not exceed 50 percent of the lot size or in this case 1350 square feet; the appellant is proposing 1,368 square feet. This section also states that 4,800 square feet are required and 2,700 square feet are proposed. Minimum lot width is 40' and the appellant is proposing 27'.
2. Section 357.06(a) which states that the required front yard setback is 17.6 feet, the appellant is proposing 16 feet.
3. Section 357.09(2)(A) which states that no building shall be less than 10 feet from the building on an adjacent lot and the appellant is proposing 6 feet.
4. Section 357.09(b)(2)(B) which states that the required interior side yard is 6 feet and the appellant is proposing 3 feet for the cantilever wall.
5. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.(Filed April 25, 2019)

**Calendar No. 19-85:**

**12101 Wade Park Ave.**

**Ward 9  
Kevin Conwell  
13 Notices**

B.R. Knez, owner, proposes to erect a 16' x 44' two story frame single family residence with a 20' by 20' detached garage. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 (b) which states that the maximum gross floor area shall not exceed 50 percent of the lot size or in this case 1350 square feet; the appellant is proposing 1,368 square feet. This section also states that 4,800 square feet are required and 2,700 square feet are proposed. Minimum lot width is 40' and the appellant is proposing 27'.
2. Section 357.06(a) which states that the required front yard setback is 17.6 feet, the appellant is proposing 16 feet.
3. Section 357.09(b)(2)(B) which states that the required interior side yard is 6 feet and the appellant is proposing 3 feet for the cantilever wall.
4. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.(Filed April 25, 2019)

**Calendar No. 19-87:**

**12635 Larchmere Blvd.**

**Ward 6  
Blaine A. Griffin  
26 Notices**

Kirt Montlack LTD., owner, proposes to change use of studio to tattoo shop in a C2 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

1. Section 343.01 which states that tattoo shop is not permitted in a Local Retail Business District.
2. Section 347.12(1) which states that tattoo and piercing service shop shall be 500 feet from a residential district and church; proposed shop is within 500 feet of a Residential District (Filed April 29, 2019)

**Calendar No. 19-92:**

**6615 Lansing Ave.**

**Ward 12  
Anthony Brancatelli  
11 Notices**

Dwayne Bailey, owner, proposes to install approximately 57 linear feet of 4 feet tall chain link fence within 2 feet 6 inches of the adjacent building. The owner appeals for relief from the strict application of Section 358.04(a) of the Cleveland Codified Ordinances which states that no fence shall be higher than its distance from a residence building on an adjoining lot or from the permitted placement of a future residence on such lot, if such fence will be generally parallel to and adjacent to the closest wall of the residence. Residence building on adjoining lot is within 2 feet 6 inches to the proposed 4 feet tall fence.(Filed April 29, 2019)

**Calendar No. 19-93:            3807 East 93 Street**

**Ward 2  
Kevin L. Bishop  
20 Notices**

Andrico Marshall, owner, proposes to establish uses as a motor vehicle service garage in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 343.01 which states that motor vehicle service garage is not permitted in a Local Retail Business District but first permitted in a General Retail Business District per Section 343.11(b)(2)(I)(3).
2. Section 352.08 through 352.12 which states that a 10 foot wide landscaped transition strip providing 75% year round opacity is required in rear of property where it adjoins residential district. A six foot wide landscaped frontage strip is required where property abut street. (Filed May 1, 2019)

**Calendar No. 19-94:            5010 Lorain Ave.**

**Ward 15  
Matt Zone  
26 Notices**

MUNU Properties, owner, proposes to renovate and use as a restaurant and 2 apartments in a G2 Limited Retail Business District and an Urban Form Overlay District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

3. Section 348.04(d)(4) which states that 5 parking spaces are required and none are shown on the plan.
4. Section 348 which states that approval of Landmarks Commission is required. (Filed May 6, 2019)

**Calendar No. 19-100:        1850 East 85 Street**

**Ward 7  
Basheer S. Jones  
8 Notices**

Hough at Home LLC., owner, proposes to erect a two story frame single family residence with attached garage on a City of Cleveland Land Bank Lot in an E2 Multi-Family District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09 (2)(C) the required interior side yard is 8 feet and the appellant is proposing 3 feet for dwelling and 1 foot 6 inches for window well and roof eaves.
2. Section 357.08(b)(1) which states that the required rear yard is 23 feet and the appellant is proposing 14.02 feet.
3. Section 357.13 (b)(4) which states that open front porches shall not be less than 10 feet from property line and the appellant is proposing 9 feet.
4. Section 341.02 which states that City Planning Approval is required prior to issuance of building permit. (Filed May 7, 2019)

**Calendar No. 19-101:      1856 East 85 Street**

**Ward 7  
Basheer S. Jones  
8 Notices**

Hough at Home LLC., owner, proposes to erect a two story frame single family residence with attached garage on a City of Cleveland Land Bank Lot in an E2 Multi-Family District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 357.09 (2)(C) the required interior side yard is 8 feet and the appellant is proposing 5.11 feet.
2. Section 357.08(b)(1) which states that the required rear yard is 27 feet 8 inches and the appellant is proposing 22.41 feet.
3. Section 357.13 (b)(4) which states that open front porches shall not be less than 10 feet from property line and the appellant is proposing 9 feet.
4. Section 341.02 which states that City Planning Approval is required prior to issuance of building permit. (Filed May 7, 2019)